

**CITY OF MONROE  
ORDINANCE NO. 002/2024**

AN ORDINANCE OF THE CITY OF MONROE, WASHINGTON, AMENDING CHAPTER 22.22 MMC DOWNTOWN COMMERCIAL ZONING DISTRICT; AND AMENDING CHAPTER 22.12 MMC DEFINITIONS; UPDATING ALLOWED USES WITHIN THE DOWNTOWN COMMERCIAL ZONING DISTRICT; UPDATING THE DOWNTOWN COMMERCIAL ZONING DISTRICT MAP FOR CLARIFICATION; ESTABLISHING REQUIRED BUSINESS HOURS FOR CERTAIN CONDITIONALLY ALLOWED USES WITHIN THE DOWNTOWN COMMERCIAL ZONING DISTRICT; CREATING DEFINITIONS FOR NEW USES; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE

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WHEREAS, the City regulates the use and development of land within the Downtown Commercial Zoning District through the provisions codified at Chapter 22.22 MMC; and

WHEREAS, through a lengthy local legislative process involving multiple reviews by the City's Planning Commission, Economic Development Advisory Board and the Monroe City Council numerous suggested amendments to said Chapter have been identified; and

WHEREAS, public hearings on the substance of this ordinance were held by the Planning Commission and the City Council, respectively September 30, 2024 and October 15, 2024; and

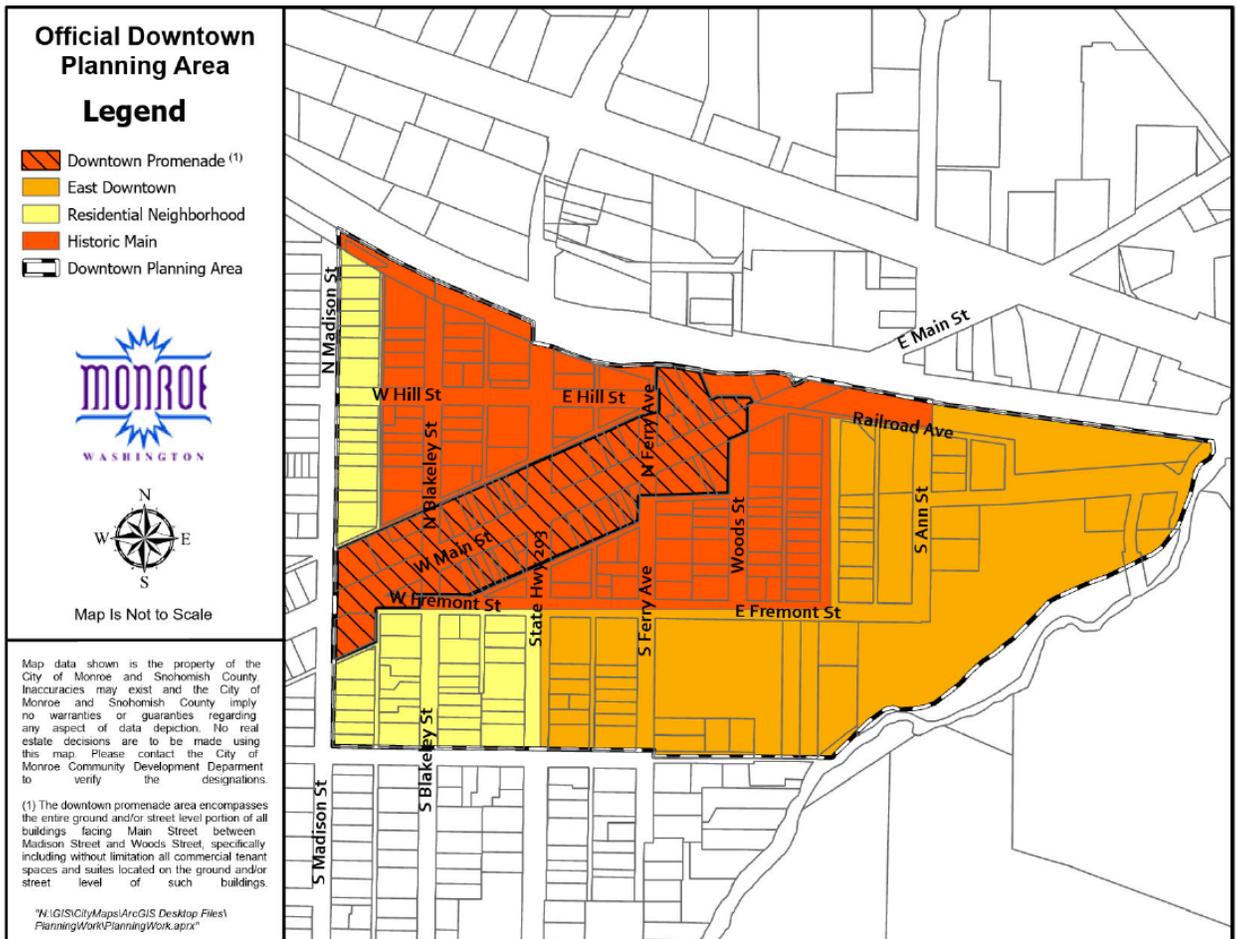
WHEREAS, the amendments set forth herein will serve the public interest by facilitating orderly, coherent development and use of property within the Downtown Commercial Zoning District in a manner that is consistent with and will implement the City's Comprehensive Plan and planning vision for such district;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF MONROE, WASHINGTON, HEREBY ORDAINS AS FOLLOWS:

Section 1. Amendment of MMC 22.22.040 Downtown Commercial Neighborhoods. Monroe Municipal Code subsection 22.22.040(B) is hereby amended to provide in its entirety as follows:

**22.22.040 Downtown commercial neighborhoods.**

B. *Official Downtown Planning Area Zoning Map.* The official downtown planning area zoning map shows the boundaries of the downtown planning area and delineates the four distinct neighborhoods in the downtown commercial zoning district. This map shall be supplemental to the current, official city of Monroe zoning map. Where uncertainty exists as to the boundaries of the downtown planning area and downtown commercial neighborhoods, as shown on the official downtown planning area zoning map, the rules defined in MMC [22.14.040](#), Zoning district boundary determination, shall apply.



Section 2. Amendment of MMC Section 22.22.050 Land Use. Monroe Municipal Code Section 22.22.050 is hereby amended to provide in its entirety as follows:

**22.22.050 Land Use.**

A. *Land Use Matrix.* The following zoning matrix found in Table 22.22.050: Land Use in the Downtown Commercial Zoning District summarizes land

uses permitted in the downtown commercial zoning district (DC). A land use not explicitly permitted by Table 22.22.050 is prohibited.

**Table 22.22.050. Land Use in the Downtown Commercial Zoning District**

Conforming Use <sup>(1)</sup>	DC – Residential (DC-RN)	DC – Historic Main (DC-HM)	DC – East Downtown (DC-ED)	DC – Downtown Promenade (DC-DTP)
<b>1. RESIDENTIAL LAND USES</b>				
Dwelling Units, Accessory	A <sup>(2)</sup>	A <sup>(2)</sup>		
Dwelling Units, Attached	P <sup>(3)</sup>	P <sup>(3)</sup>	P <sup>(3)</sup>	C <sup>(3)</sup>
Dwelling Units, Detached	P	C		
Dwelling Units, Temporary Security Guard	A	A	A	A
Group Homes	P	P		
Halfway Houses	EPF	EPF	EPF	
Home Occupations	P	P		
Assisted Living Facilities	P	P		
Retirement Housing	P	P		
<b>2. COMMERCIAL LAND USES</b>				
<b>Building Material and Garden Supply Establishments</b>				
• Hardware Stores		P <sup>(5)</sup>	P <sup>(5)</sup>	P <sup>(5)</sup>
• Plant Nurseries		P	P	P
<b>Food and Beverage Establishments</b>				
• Bakeries		P	P	P
• Coffee Shops	A	P	P	P
• Convenience Stores		P	P	P
• Grocery Stores		P <sup>(4)</sup>	P <sup>(4)</sup>	P <sup>(4)</sup>
• Liquor Stores		P	P	
• Restaurants		P	P	P
• Tasting Rooms		P	P	P
• Taverns		P	P	P
<b>General Retail</b>		P	P	P
<b>Mobile Vendors</b>		P <sup>(6)</sup>	P <sup>(6)</sup>	P <sup>(6)</sup>
<b>Motor Vehicle Sales Facilities</b>				
• Motorsports Vehicles and Boats			P	
<b>Pharmacies and Drug Stores</b>		P	P	P
<b>3. SERVICE LAND USES</b>				
<b>Business and Professional Services</b>				
• Professional Offices	P	P	P	
• Technical Consulting Services	P	P	P	
<b>Day Care Services</b>				
• Adult Day Services	A	P	P	
• Child Care Centers		P	P	
• Family Child Care Services	A	P	P	
• Preschools			P	
<b>General Services</b>	C	P	P	
<b>Health Care Services</b>				
• Diagnostic Imaging Centers	C	C	C	
• Health Care Provider Offices	C	C	C	

• Medical Laboratories	C	C	C	
• Nursing and Residential Care Facilities		P	P	
• Outpatient Health Care Clinics	C	C	C	
• Outpatient Mental Health Treatment Facilities	C	C	C	
• Outpatient Substance Abuse Treatment Facilities	C	C	C	
<b>Membership Organizations</b>		P	P	A
<b>Parking Facilities</b>		A	A	
<b>Parking Facilities, Stand-Alone</b>		C	C	
<b>Personal Services</b>		P	P	P
<b>Rental and Leasing Services</b>				
• Tools, Machinery, and Equipment			A	
<b>Social Services</b>				
• Community Food Services	P	P	P	
• Community Housing Services	P	P	P	
• Emergency and Relief Services	P	P	P	
<b>Temporary Lodging Services</b>				
• Bed and Breakfast Inns	C	C	P	
• Hotels		P	P	
• Motels		P	P	
<b>Veterinary Clinics</b>	C	C	P	
<b>4. INSTITUTIONAL LAND USES</b>				
<b>Community Facilities</b>				
• Community-Oriented Open Air Market	P	P	P	P
• Religious Institutions	C	C	P	
• <b>Visitor Center</b>		P	P	P
<b>Educational Facilities</b>				
• Schools, Colleges, Universities, and Professional	EPF	EPF	EPF	EPF
• Schools, Elementary and Secondary (K-12)	EPF	EPF	EPF	EPF
<b>Government Facilities</b>				
• Courts	C	C	C	C <sup>8</sup>
• Fire Stations	C	C	C	
• Government Administration Buildings	C	C	C	C <sup>8</sup>
• Police Stations	C	C	C	C <sup>8</sup>
• Public Works Maintenance and Storage Facilities	C	C	C	
• U.S. Post Offices	C	C	C	C <sup>8</sup>
<b>5. PARKS, RECREATION, AND ENTERTAINMENT LAND USES</b>				
<b>Entertainment Facilities</b>				
• Arcades and Gaming Establishments (Amusement Arcade)	P	P	P	P
• Art Galleries	P	P	P	P
• Art Studios	P	P	P	P
• Libraries	P	P	P	P
• Museums	P	P	P	P
• Theaters	P	P <sup>(7)</sup>	P	P <sup>(7)</sup>
• <b>Banquet/Conference/Event Facility (Major)</b>		C	C	
• <b>Banquet/Conference/Event Facility (Minor)</b>	C	P	P	
<b>Parks</b>				

• Concessions	A	A	A	A
• Parks and Open Spaces	P	P	P	P
<b>Boutique Gym</b>		C	P	
<b>Fitness and Health Clubs, Indoor</b>		C	P	
<b>6. INDUSTRIAL LAND USES</b>				
<b>Craft Manufacturing</b>		P	P	P
<b>Storage Facilities</b>				
• Indoor (On-Site Only)	A	A	A	A
<b>7. UTILITY AND TRANSPORTATION LAND USES</b>				
<b>Electric Vehicle Charging Stations (All Levels)</b>	A	A	A	A
<b>Major and Regional Utility Facilities</b>				
• Regional Utility Corridors	C	C	C	C
• Wastewater Treatment Plants	EPF			
<b>Major and Regional Transportation Facilities</b>				
• Regional Transit Station	EPF	EPF	EPF	
• State and Regional Transportation Facilities	EPF	EPF	EPF	
<b>Minor Utility Facilities</b>	P	P	P	P
<b>Wireless Communications Facilities</b>	P	P	P	P
<b>8. UNCLASSIFIED LAND USES</b>				
<b>Accessory Structures</b>	A	A	A	A
<b>Mixed Use Developments</b>	P	P	P	P
<b>P = Permitted Use; A = Accessory Use; C = Requires a Conditional Use Permit; See Chapter 22.38 MMC for Requirements for Essential Public Facilities (EPF)</b>				
<b>Table Notes:</b>				
<ol style="list-style-type: none"> <li>1. A land use not explicitly permitted by Table 22.22.050 is prohibited within the downtown commercial zone.</li> <li>2. Accessory dwelling units are subject to the requirements of MMC 22.16.050.</li> <li>3. In the downtown promenade, attached dwellings are only allowed in conjunction with mixed use structures.</li> <li>4. Grocery stores shall not exceed thirty thousand square feet in gross floor area.</li> <li>5. Hardware stores shall not exceed thirty thousand square feet in gross floor area.</li> <li>6. Mobile vendors must meet the criteria outlined in MMC 22.60.040(B), Mobile Vendors.</li> <li>7. Theaters shall not exceed thirty thousand square feet in gross floor area.</li> <li>8. Conditional Uses within the downtown promenade shall be open to the public a minimum of 5 days and totaling a minimum of 25 hours per week, except for Holidays or extenuating circumstances.</li> </ol>				

Section 3. Amendment of MMC Section 22.12.020, B definitions. Monroe Municipal Code Section 22.12.020 is hereby amended by the addition of new definitions of “Banquet/Conference/Event Facility (Major)” and “Banquet/Conference/Event Facility (Minor)”, respectively, as follows:

<u>Banquet/Conference/Event Facility (Major)</u>	<u>A facility designed and primarily used for hosting large events, including but not limited to banquets, receptions, and conferences. This type of hall has the capacity to accommodate gatherings in spaces with an occupancy of 50 people or greater, as determined by the Building Official pursuant to the building code. This use may include amenities such as catering services, audio-visual equipment, and large seating areas.</u>
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<u>Banquet/Conference/Event Facility (Minor)</u>	<u>A facility designed and primarily used for hosting smaller events, including but not limited to banquets, receptions, and small conferences. This type of hall has the capacity to accommodate gatherings in spaces with an occupancy load of 49 people or fewer, as determined by the Building Official pursuant to the building code. This use provides a smaller seating area and fewer amenities, catering to events of a limited scale in comparison to a major banquet/conference/event facility.</u>
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Section 4. Amendment of MMC Section 22.12.220, V definitions. Monroe Municipal Code Section 22.12.220 is hereby amended by the addition of new definition of “Visitor Center”, as follows:

<u>Visitor Center</u>	<u>A facility designed to provide information, services, and amenities to visitors or tourists, serving as a central point for orienting guests to a particular area, attraction, or region. The center typically includes informational displays, maps, brochures, and guides, with staff available to answer questions and provide assistance to the public. This use may, but not necessarily, offer additional services such as restrooms, seating areas, gift shops, or small exhibition spaces. The primary function of a Visitor Center is to enhance the visitor experience by offering resources and support to help guests explore and enjoy the surrounding area.</u>
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Section 5. Findings. The above recitals, together with the Planning Commission Findings of Fact and Conclusions of Law dated October 9, 2024, are hereby adopted as legislative findings in support of this ordinance. The Monroe City Council further finds as follows:

- A. The Planning Commission held a public hearing on the substance of this ordinance on September 30, 2024, and recommended adoption by the City Council.
- B. The City is authorized by State law, including but not limited to Chapter 35A.63 RCW and Chapter 36.70A RCW, to adopt local regulations governing the use and development of land.
- C. The regulations set forth in this ordinance have been processed and considered by the City in material compliance with all applicable procedural requirements, including but not limited to requirements related to public notice and comment.
- D. All relevant requirements of SEPA have been satisfied with respect to this ordinance.
- E. The City Council has carefully considered, and the regulations set forth in this ordinance satisfy, the review requirements and criteria set forth in Title 22 MMC. In adopting this ordinance, the City considered and was guided by the applicable GMA planning goals enumerated at RCW 36.70A.020.
- F. The regulations set forth in this ordinance are consistent with and will implement the City’s Comprehensive Plan, and will meet the requirements and intent of the MMC.

G. The regulations set forth in this ordinance are beneficial to the public health, safety, and welfare, and are in the public interest.

Section 6. Copy to Commerce. Pursuant to RCW 36.70A.106, a true and correct copy of this ordinance shall be transmitted to the WA Department of Commerce, Growth Management Services Division, within ten days after adoption.

Section 7. Severability. Should any section, paragraph, sentence, clause or phrase of this ordinance, or its application to any person or circumstance, be declared unconstitutional or otherwise invalid for any reason, or should any portion of this ordinance be pre-empted by State or federal law or regulation, such decision or pre-emption shall not affect the validity or enforceability of the remaining portions of this ordinance or its application to other persons or circumstances.

Section 8. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage and approval and publication as required by law.

PASSED by the City Council and APPROVED by the Mayor of the City of Monroe, at a regular meeting held this 29<sup>th</sup> day of October, 2024.

First Reading: October 15, 2024  
Adoption: October 29, 2024  
Published: November 1, 2024  
Effective: November 6, 2024

CITY OF MONROE, WASHINGTON:

  
[Geoffrey Thomas \(Oct 30, 2024 19:35 PDT\)](#)  
\_\_\_\_\_  
Geoffrey Thomas, Mayor

ATTEST:

APPROVED AS TO FORM:

  
[Jodi Wycoff \(Oct 31, 2024 09:25 PDT\)](#)  
\_\_\_\_\_  
Jodi Wycoff, City Clerk

  
[Zach Lell \(Oct 30, 2024 09:04 PDT\)](#)  
\_\_\_\_\_  
J. Zachary Lell, City Attorney

# ORD 002-2024 Downtown Commercial Code Amendments

Final Audit Report

2024-10-31

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By:	Jodi Wycoff (jwycoff@monroewa.gov)
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